

TOWN OF SHIRLEY ZONING BOARD OF APPEALS

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Monday, June 26, 2023 7:00 PM

Public Hearing of the Zoning Board of Appeals

This meeting **may** be televised live on Comcast Channel 99. If you do not have Comcast you may log onto SHIRLEYMEDIA.ORG and click on the **live** tab or watch it at a later date.

This meeting will be held in person at the Town Hall Building

order may change or topics stricken or continued as the Chairman sees fit

PUBLIC HEARING: 0 Great Road, Parcel 78 A 2, Shirley, MA - Variance

Application submitted by Brandon McCabe, Apple Valley Homes, LLC, 3 Old Farm Road, Pepperell, MA. Public Hearing for a Variance, per Section 3.7.2 (d) of the Protective Zoning Bylaws relating to Maximum Front Yard Setback 40 feet, to allow for a single family home to be built. The parcel is located at 0 Great Road, Parcel ID: 78 A 2 in the Great Road-West Mixed-Use District.

PUBLIC MEETING: 35 Fredonian Street, Parcel 16 D 14, Shirley, MA - Amendment of existing Special Permit & Variance Application submitted by Brandon McCabe, Apple Valley Homes, LLC, 3 Old Farm Road, Pepperell, MA. Public Meeting to amend the existing Special Permit and Variance that was approved on November 17, 2004 for the planting of buffer trees due to gas lines.

PUBLIC HEARING: Off Center Road, Parcel 21 A 19, Shirley, MA – Variances

Application submitted by Vertex Towers, LLC, c/o Parisi Law Associates, 225 Dyer Street, Providence, RI. Public Hearing for Variances per Sections 4.15.3(d), 4.15.5(b), and 3.2.2 if necessary for the construction of a telecommunications facility.

ADMINISTRATIVE MATTERS:

- Members to approve and sign meeting minutes from May 01, 2023
- Members to approve and sign Lowell Publishing Group invoice #2451533 legal ad for 52 Ayer Road for the amount of \$175.57
- Any additional administrative matters deemed necessary by the Chairman
- Discuss next meeting day / time and agenda

The listing of topics that the Chair reasonably anticipates will be discussed at the meeting is not intended as a guarantee of the time or topics that will have been discussed. Not all topics listed may in fact be discussed, and other topics not listed may also be brought up for discussion to the extent permitted by the Zoning Board Chairman